

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		RUSSELL PL, ARLINGTON

## OWNERSHIP

Owner 1:	HUANG HELEN A	Prim
Owner 2:		Prim
Owner 3:		Prim
Street 1:	12 RUSSELL PL	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
		Own Occ: Y
Postal:	02474	Type:

## PREVIOUS OWNER

Owner 1:	ZUCCALA CHARLES/ ESTATE -		
Owner 2:	-		
Street 1:	12 RUSSELL PL		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 2077 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
--------------	---------	--------------	---	-------------	-----	-------	---------------	-------	--	--------	--	------------	--	--------	--

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Condominium

**CARD****ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

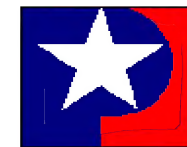
Total Card /

**Total Parcel**

**267,500**

**267,500**

**267,500**



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	34812
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	267,500			267,500		250117
							GIS Ref
							GIS Ref
Total Card	0.000	267,500			267,500	Entered Lot Size	
Total Parcel	0.000	267,500			267,500	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card:		128.79	/Parcel: 128.79		Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	102	FV	267,500	0	.		267,500		Year end	12/23/2021	PRINT		
2021	102	FV	262,700	0	.		262,700		Year End Roll	12/10/2020		Date	Time
2020	102	FV	258,000	0	.		258,000	258,000	Year End Roll	12/18/2019		12/30/21	19:34:3
2019	102	FV	243,000	0	.		243,000	243,000	Year End Roll	1/3/2019	LAST REV		
2018	102	FV	220,800	0	.		220,800	220,800	Year End Roll	12/20/2017		Date	Time
2017	102	FV	197,800	0	.		197,800	197,800	Year End Roll	1/3/2017			
2016	102	FV	197,800	0	.		197,800	197,800	Year End	1/4/2016	04/15/21	10:02:3	
2015	102	FV	189,400	0	.		189,400	189,400	Year End Roll	12/11/2014	mmcmakin		

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
4/15/2021	SQ Returned	MM	Mary M
3/24/2021	SQ Mailed	MM	Mary M
9/27/2017	Measured	DGM	D Mann
1/29/2004	Inspected	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_\_

Type:	8 - Condo TnHs.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

## GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt: 2003	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G5	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Very Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	1.172000051
Name:	

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 6			BRs: 2			Baths: 2			HB 1		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	10 - None		%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		50 %
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.8%
Functional:		
Economic:	X - Restricted	67%
Special:		
Override:		
Total:		68.58%

## CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.78887820
Const Adj.:	1.04469740
Adj \$ / SQ:	206.035
Other Features:	57227
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	851215
Depreciation:	583763
Depreciated Total:	267452

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		6	2	
<b>Totals</b>				
1		6	2	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

### SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,077	206.030	427,930
Net Sketched Area:		2,077	Total:	427,930
Size Ad	2077 Gross Area	2077	FinArea	2077

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
34						
34						
77						

**IMAGE**

**AssessPro** Patriot Properties, Inc

